

COMPLETION AND SATISFACTION CERTIFICATE

I, Joseph W. Lund, hereby certify that I am the Chairman of the Boston Redevelopment Authority, a public body politic and corporate created pursuant to the General Laws of the Commonwealth of Massachusetts, Chapter 121, Section 26QQ, as successor to Boston Housing Authority with respect to redevelopment and renewal project, including the redevelopment and renewal project on the premises hereinafter described which were conveyed by the Boston Redevelopment Authority to Cerel-Druker Redevelopment Corporation, a duly organized and existing Massachusetts corporation, by deed dated December 26, 1957, and recorded with Suffolk Registry of Deeds, Book 7285, Page 21, and conveyed by Cerel-Druker Redevelopment Corporation to CD Building Corporation, a duly organized and existing Massachusetts corporation, by deed dated June 4, 1959, and recorded with said Deeds, Book 7400, Page 34; and further certify with respect to the following described land:

A parcel of land situated on or near Harrison Avenue, Troy Street, Washington Street and Asylum Street in said Boston as shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345. Said parcel, being shown as Parcel No. 2 on said plan, is more particularly bounded and described as follows:



NORTHWESTERLY by Washington Street, two hundred twenty-one and 34/100 feet;

NORTHERLY by the curved intersection of Washington Street and Asylum Street, twenty-nine and 10/100 feet;

NORTHEASTERLY by Asylum Street, two hundred fifty-three and 42/100 feet;

EASTERLY by the curved intersection of Asylum Street and Harrison Avenue, thirty-one and 01/100 feet;

SOUTHEASTERLY by Harrison Avenue, two hundred sixty-seven and 80/100 feet;

SOUTHERLY by the curved intersection of Harrison Avenue and Troy Street, thirty-five and 16/100 feet; and

SOUTHWESTERLY by Troy Street, two hundred eighty-eight and 45/100 feet; and

WESTERLY by the curved intersection of Troy Street and Washington Street, thirty and 39/100 feet;

Said parcel contains, according to said plan, 87,683.36 square feet and was conveyed to Cerel-Druker Redevelopment Corporation and CD Building Corporation together with all the grantor's interest in and to the fee and soil of those portions of said Washington Street, Asylum Street, Harrison Avenue and Troy Street adjoining said Parcel No. 2 to the center lines of said streets and avenue.

Portions of the above described premises are registered land and are described in Certificate of Title No. 65485 in the Suffolk Registry District. that Cerel-Druker Redevelopment Corporation and CD Building Corporation have, with the sole exception of certain required planting and certain required surfacing of the parking area and required curb cuts, completed all undertakings and have satisfied all the terms and conditions, required by and contained in an agreement dated May 15, 1957, between Cerel-Druker Redevelopment Corporation and Boston Housing Authority. As provided in said deed to Cerel-Druker



Redevelopment Corporation and CD Building Corporation, this certificate is conclusive determination of such satisfactory completion and hereafter said Cerel-Druker Redevelopment Corporation and CD Building Corporation, their successors and assigns, are relieved of all further obligations, restrictions and conditions contained in said agreement dated May 15, 1957, as to the premises described herein, excepting only said planting, said parking area surfacing, said required curb cuts, and such restrictions and covenants set forth in said deeds to Cerel-Druker Redevelopment Corporation and CD Building Corporation described as intended to run with the land.

Boston Redevelopment Authority, by the issuance of this certificate, agrees that, notwithstanding any provision to the contrary contained in the aforesaid agreement between Cerel-Druker Redevelopment Corporation and the Boston Housing Authority dated May 15, 1957, CD Building Corporation may execute and deliver to Graybar Electric Company, Inc. its deed to the within described premises, provided that Cerel-Druker Redevelopment Corporation and CD Building Corporation shall be and remain liable for the completion of the said planting and parking area surfacing and said curb cuts on said premises.

WITNESS my hand and the seal of Boston Redevelopment Authority this

29<sup>th</sup> day of April, 1960.

BOSTON REDEVELOPMENT AUTHORITY

By: Joseph W. Lund  
Joseph W. Lund, Chairman

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss

April 29, 1960

Then personally appeared Joseph W. Lund and acknowledge the foregoing instrument to be the free act and deed of Boston Redevelopment Authority,

Before me,

Thomas F. Hanley  
Notary Public  
My commission expires March 10, 1962



CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following vote is a true and correct copy of the vote as finally adopted at a meeting of the Authority held on April 20, 1960 and duly recorded in this office.

VOTED: That Joseph W. Lund, Chairman of the Boston Redevelopment Authority, be and he hereby is authorized in its name and behalf to execute and deliver a completion and satisfaction certificate presented to this meeting, stating that Cerel-Druker Redevelopment Corporation and CD Building Corporation have satisfactorily completed all undertakings with respect to development of Parcel No. 2 as shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345, with the exception of certain required planting and the surfacing of the parking area, and required curb cuts, and stating that CD Building Corporation is authorized to convey said land to Graybar Electric Company, Inc.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in the proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Completion and Satisfaction Certificate to which this Vote is attached is in substantially the form as that presented to said meeting.

(5) That, if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Joseph W. Lund is the Chairman of said Authority.

(7) That the undersigned is duly authorized to execute this certificate.

29th IN WITNESS WHEREOF the undersigned has hereunto set his hand this day of April, 1960.

BOSTON REDEVELOPMENT AUTHORITY

By:

Kane Simonian  
Kane Simonian, Secretary



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